

## Attachment B

### CITY OF CARLSBAD VISTA TERRACE APARTMENTS ONE-FOR-ONE REPLACEMENT PLAN 2013

To comply with the Housing and Community Development Act of 1974 (42 U.S.C 5304(d)), the City of Carlsbad has prepared the following One for One Replacement Plan. The regulations at 24 CFR 42.375 require that all occupied and vacant occupiable lower-income dwellings that are demolished or converted to a use other than as lower-income dwelling units, in connection with an assisted Community Development Block Grant (including any Section 108 loans) and/or HOME activity must be replaced with comparable lower income dwelling units. The City has provided HOME funds to Solutions for Change to assist in the acquisition of Vista Terrace Apartments in the City of Vista to serve as a regional resource for homeless families with children from the region who are graduating from their program which helps the families become stable members of the community and provide them with homes. One unit in Vista Terrace was converted to a community room for residents of the apartments.

The City of Carlsbad certifies that the replacement units will be: 1) in standard condition, 2) located in the City of Vista's jurisdiction, 3) will be made available for occupancy within 3 years after the demolition or conversion commences and 4) sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that was demolished or converted. The number of occupants who could have been housed in the unit is consistent with the City's housing occupancy code.

**Date information about displacing activity made public:** June 12, 2012

**Date Conversion Begins:** 12/1/2012

**Date Conversion Ends:** 8/1/2013

**Source of Funding for the Displacement Units:** HOME, Supportive Housing Program, Section 8

**Time Schedule for Replacing Unit:** New unit to be completed by the end of 2014

**Occupancy:** December 2014

**Basis for concluding replacement unit will remain a lower income unit for at least 10 years from the date of initial occupancy:** Tax Credits used on the project require affordability to lower income households for 55 years.

**Displacing Activity:** Conversion of a three-bedroom lower income dwelling unit to a community room, kitchen, computer, onsite management offices, and to host classes.

Displacing Activity	Tax Credit Project#	Address	Date Converted	Funding Sources	#Units	BR Size
Conversion of Vista Terrace unit to Community Room	2012-814	987 Postal Way Vista, CA	8/1/2013	HOME HCD MHP Tax Credits Section 8	1	3BR
<b>Total Units Converted</b>					1	3 BR
Replacement Housing			Date Available/ Affordability Term			
Paseo Pointe Apartments	2013-034	325 Santa Fe Ave Vista, CA	2014 55 years	Tax Credits	1	3BR